

GREATER RICHMOND--WEST POINT SEAPORT

RICHMOND PORT FORTY MILES OFF

James River May Be De-
serted for the Straight-
er and Deeper York.

LOS ANGELES WAY; WEST POINT PORT

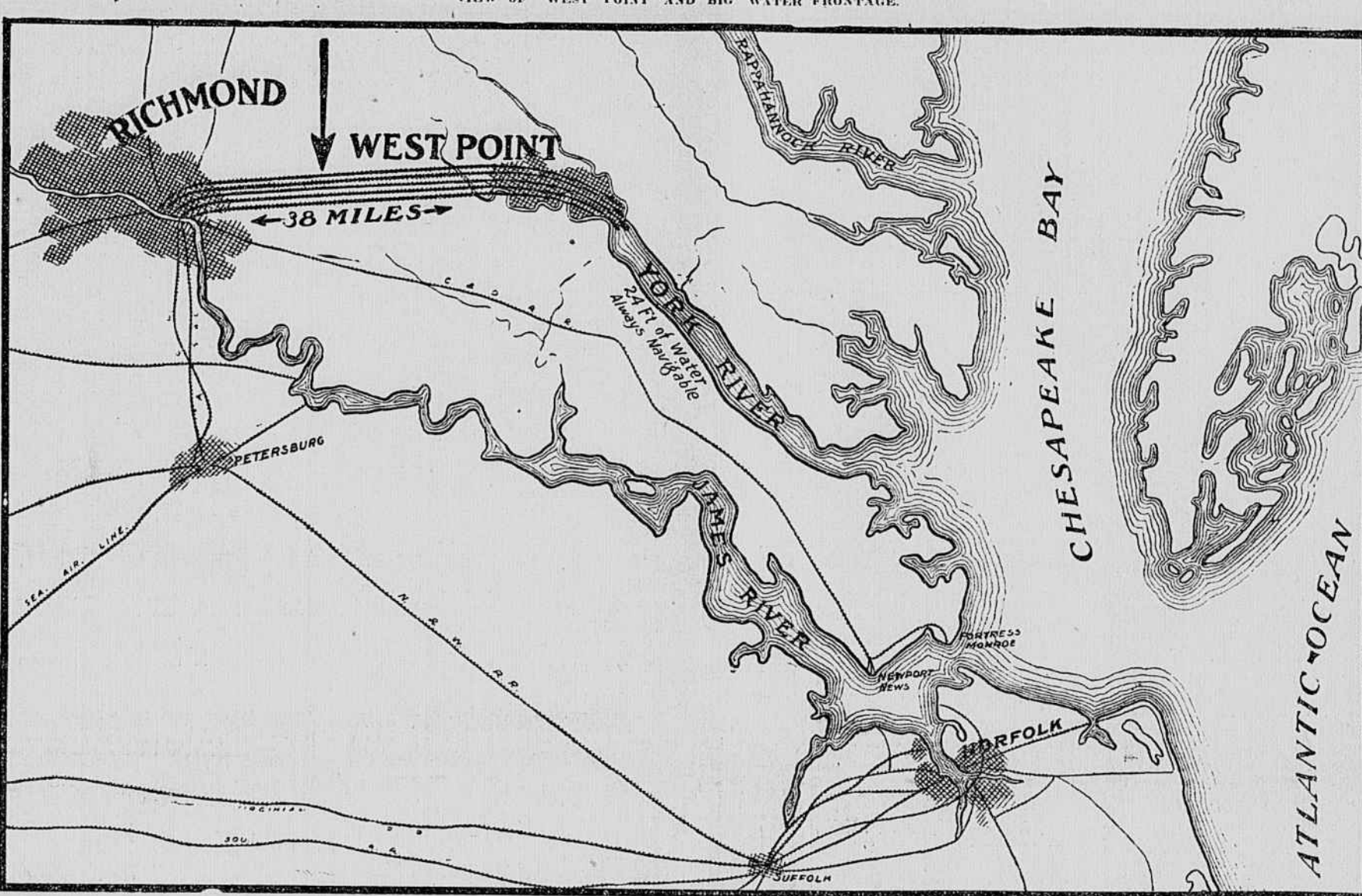
Plenty of Controlled Railway
Tracks Can Overcome Water
Difficulty for a Few Miles.
A Richmond-West-Point
Port Worthy of Con-
sideration.

By FRANK S. WOODSON.
I have just read an article in the
June number of Lippincott's Magazine
on the "Extravagance of Our Govern-
ment," in which the writer severely
criticizes the action of Congress in
making large appropriations for work
on the rivers and harbors of the coun-
try. He seems to make especial ob-
jection to improvements that have been
made and may yet be made in James
River, claiming that money spent in
trying to make Richmond a seaport is
money thrown away. I do not know
that this writer and his like will ever
have any very material influence with
the Congress that passes upon the ap-
propriations for rivers and harbors,
but I do know that the straightening
and deepening of the river is a very
slow work, and I am beginning to be
afraid that very few, if any, middle-
aged people now living will ever see
Richmond the seaport she has at times
fondly hoped to be, and so I am led to
ask the question: Is Richmond really
dependent upon the mighty James for
an outlet to the sea? I was at West
Point a little while back, and was im-
pressed as never before on former vis-
its with the immense water front and
the advantages of that place as a sea-
port; yes, a seaport, a great seaport,
that may be. Why may not West
Point be made "Richmond Port"? What
a port forty miles from base? Yes,
why not?

How an Inland City Got There.
Los Angeles, California, is sixty
miles from the ocean, and yet it is a
great seaport. Los Angeles has no
James River flowing by its front door,
and it is never bothering Uncle Sam
for money to clean out or straighten
a river, but Los Angeles is a port that
makes San Francisco, its rival, sit up
and take notice. How did it do it?
About the story is a short one. Sixty
odd miles directly west from Los
Angeles is a fine Pacific Ocean harbor,
Los Angeles took possession of it and
named it Los Angeles Port. Dock and
pier and warehouses and all of the
other things needed at a great sea-
port were built, and the world was in-
vited to land ships there laden with
goods and people. About forty or fifty
railway tracks were then laid in a
straight line from Los Angeles to the
port, and Los Angeles let the whole
world know that that town would
handle and handle to advantage all the
goods the ships of the world wanted
to lay down at Los Angeles Port, sixty
odd miles away. Los Angeles has
been doing that very thing for
many years, and has grown mighty
and rich in the performance. It is to-
day San Francisco's rival and her com-
mon equal, and does not ask any
seaport in the world an odd.

Richmond Can Do Likewise.
With all the deep water of York
River in thirty-eight miles of Rich-
mond, why may not West Point, at the
head of that grand, but very short
stream, become "Richmond Port"?
The York is now navigable for very
large ships, and less than one-fourth
of the money it would take to make the
winding James big enough and straight
enough and deep enough to ad-
mit of bigger boats than the
Old Dominion Steamship Company
chooses to run, would clean out the
two bars in the York and make it
navigable to West Point for the big-
gest ships afloat, the mighty battle-
ships not excepted, and there is plenty
of room there for them to manoeuvre
and turn around, too, for the fact is,
although the statement may surprise
many readers, that West Point has to-
day much greater deep water frontage
than Newport News or Norfolk, about
as much as both combined. Here are
some figures and facts in the concrete
that are worthy of a little attention:

Startling Are the Facts.
The distance from West Point down
York River to Chesapeake Bay is thirty-
seven miles. From the mouth of
the river to Hampton Roads is twelve
miles, making forty-nine miles prac-
tically to the sea. The condition of
the channel is as follows: Twenty-
three feet at the Chesapeake Steamship
Company's dock, but along other parts
of the town frontage the water is
thirty-seven feet deep. For a distance
of twenty-three feet to a point one mile
below the town, where there is a small
bar which at the present time has only
twenty feet of water on it at low tide.
Then for the next five miles there is
twenty-four feet of water. At that
point there is a second bar, which ex-
tends but for a short distance and has
only twenty feet of water at low tide.
From this second bar on for three
miles there is twenty-seven feet of
water, which gradually deepens to
thirty-four feet of water to the open



MUCH WORK FOR THE PROFESSORS

Men of University of Virginia
Have But Very Few
Idle Moments.

BUSY ALONG INDUSTRIAL LINE

Efforts That Help in the Devel-
opment of the Good Old
Commonwealth.

By W. M. HUNDLEY.
The popular notion that college and
university professors are recluses and
impractical persons, has in the last
few years, undergone a very decided
change. This has been brought about
through the ever expanding and broad-
ening character of the work of these
men, both as to scope and nature.
The extra-academic activities of the
faculty members of a university, fac-
ulty seem to be sufficient to constitute
a fairly exacting field all by them-
selves. But they have merely been
added to the routine academic work,
and the latter has been infused with
a new spirit in that it is more and
more coming to have a bearing upon
the world at large, rather than upon
a narrow area, as heretofore. The one
naturally follows the other, and in the
meantime the professor's duties and
activities have been tremendously in-
creased.

Very Busy Educators.
No university president in America
responds to more calls for public ap-
pearances than Dr. Alderman. He is a mem-
ber of the Southern Educational and
General Education Boards, the Virginia
Geological Survey Commission, the
Rockefeller Sanitary Commission for
the Eradication of the Hookworm Dis-
ease, the Virginia State Educational
Commission, and the Maryland and
Louisiana Historical Societies. He is
vice-president of the National Civil
Reform League and of the Virginia
Anti-Tuberculosis Association; he is a
member of the council of the Ameri-
can Association for International Con-
federation and of the council of the
American Civic Alliance. He is

BIG TRANSACTION IN FARMING LAND

Richmond, Claremont and Nor-
folk Development Company
Start Plan.

CLAREMONT IS THE CENTRE

Large Idle Plantations Being
Made Into Small, Rich and
Productive Farms.

Claremont, Va., June 1.—There has
been not a little activity in real es-
tate and farm lands here and here-
abouts all of this year, but the largest
and most important deal that has taken
place in Tidewater Virginia in a long
time was that which was completed
when there passed to the Richmond,
Claremont and Norfolk Development
Corporation seventy-eight deeds, cov-
ering lands in the neighborhood of
Claremont, aggregating nearly 4,000
acres. The parties making conveyances
to this company include the H. J. Ar-
lington Co., Southern Cooperative Co.,
and James R. Hopper. There were only
the initial purchases by this company,
which proposes to do a very large busi-
ness along the James, subdividing lands
into small farms, clearing up new lands
and building houses, barns, etc., for
new settlers.

A French-Western Idea.
The Richmond, Claremont and Nor-
folk Development Corporation have bor-
rowed an idea from the early
French settlers who located in the
country adjacent to the Detroit and St.
Clair Rivers in Michigan.
There the settlers adopted the plan
of laying out their farms in long nar-
row strips with very narrow frontage
on the roads so as to permit the loca-
tion of dwellings in comparatively
close proximity, making the road re-
semble a village street, thereby placing
the people close enough to permit of
co-operation in their farm work and
enable them to dispel the isolation which
has been the chief trouble connected
with the work of settling up the un-
inhabited rural districts. It is not
proposed to carry this idea to the ex-
treme, but in a modified way.
French settlers, but in a modified way
this idea will be employed so as to
make a more or less continuous settle-
ment between Claremont and Spring
Grove. The company has adopted a
type of house which readily lends it-

VIEWS AND NEAR VIEWS; HINTS AND SUGGESTIONS

Uncle Sam's Profits on Potatoes—A Call From
the Tombs—Iowa's Way With Her Convicts.
Let's Have Home-Coming Weeks—Vari-
ous Suggestions Here and There.

By FRANK S. WOODSON,
Industrial Editor.
This column is open to contributors
who have something to say of a sug-
gestive nature, and who are willing to
make hints and suggestions looking to
the better development of the good old
States of Virginia, West Virginia and
North Carolina, and who can hold their
suggestions down in any one issue to
from 150 to 200 words. Such com-
munications, addressed to the Indus-
trial Editor, will receive prompt atten-
tion.

Big Money in Potatoes.
I was down in Surry county a few
days ago and some of the magnificent
potato fields I saw down there were
enough to make a man more than ever
glad that he lives in Old Virginia. The
Irish and sweet potato growers are
going to make good money this year,
and a great deal of it, and yet they
and all of their friends in other States
are not going to be able to meet the
demand. From the trade papers I learn
that the potato shortage has contrib-
uted quite a sum to the Federal
Treasury. The Boston custom house
has taken in more than \$11,000 duties
on imported tubers since the new year,
and New York, of course, has collect-
ed very much larger sums. The 25-
cent rate has been a good revenue
producer, whatever may have been its
effect as a protection to American
farmers. If the duty were off it is
clear that the treasury wouldn't get
the money, but it is doubtful whether
the consumer would get his potatoes
foreign or domestic, any cheaper.

Just Haven't Passed Hence.
I am going to print the letter below
just as I received it, although it is
the writer of the same I probably
ought to throw it in the waste basket.
The value of the letter by way of hint
or suggestion lies in the fact that it
shows us that all of the old fogies and
"has-beens" and immovables and iron-
sides in Virginia have not passed hence
yet. Some still remain. They are dead
enough, conscience knows, but they
just have not passed hence. But here
is the letter, addressed to the Indus-
trial Editor:
Sir:
It was kind of you not to give my
name away to the public when I ac-
cused The Times-Dispatch of printing
hundreds of columns about selling out
Virginia's birthright in the land to
outsiders, when you say nothing about
the very serious emigration of our
own boys and girls (and whole fami-
lies) to other sections. I intimated
that they were driven out by the land
speculators.
Now I want to give the facts to
prove my former statement. Your
criticism in reply is only an evasion

DISSOLUTION OF A TOBACCO TRUST

Review of the Effects After Half-
Year Tryout—Competition
That Competes.

AD MEN AND PRINTERS GAIN

Consumer's Hopes Blasted—In-
dependents See Benefits—Great
Trust May Loom Up.

Six months ago, when the dissolution
of the American Tobacco Company and
its effect upon the tobacco trade of the
country were all the talk in trade circles,
The Times-Dispatch published a
short interview with a Richmond to-
bacco man connected with the so-called
trust which attracted considerable
attention at the time. This man's pre-
dictions as to what would happen when
the trust was cut up into competing
companies were very encouraging to
advertising agencies and newspapers
and rather blasting to the hopes of the
smokers and chewers, for he saw in the
future a mighty fight for the busi-
ness—a fight to be made largely in the
advertising columns of the newspapers
and the magazines, but he did not see
any reduction in the price of the to-
bacco weed, to the consumer. One
of trade conditions in the columns of
the financial and trade journals, to tell
us the results of the new order of
things. He is known all over the coun-
try simply as "Holland," and the letter
to the Wall Street Journal signed Hol-
land are universally accepted as re-
liable authority. After a study of the
tobacco manufacturing business of the
country as it has been going on for the
past six months, following the splitting
up of the great tobacco trust into com-
peting companies, Holland writes the
Wall Street Journal a letter that is in-
teresting to all men engaged in the to-
bacco business, from the farmer who
grows the weed, to the manufacturer
to the leaf dealer and down to the
smoker and chewer, who finally de-
stroys it in pipe or with his jaws, and
he shows that the things that have hap-
pened are the very things that my
Richmond friend said more than six
months ago would result from the dis-
solution of the American Tobacco Com-
pany, although he claims that these re-
sults were not and could not have been
anticipated.

Some Queer Developments.
One of the unanticipated effects of
the dissolution of the American To-
bacco Company is the increase in busi-

REAL ESTATE AND BUILDING NEWS

Season for Some Dull-
ness in Realty Realms
Is at Hand.

REALTY EXCHANGE BOUND TO COME

Main Street Property Not
Higher in Price Than Its Real
Value—Sales That Were
Small and Well Scattered
Over City and in
the Suburbs.

"Continued dullness." These were
the words used by a real estate man
when asked as to the condition of the
market for the past week. This
agent's sales had been small, and he
measured the whole situation by the
transactions that bring in quick com-
missions. Another agent in giving his
opinion of the market used much
stronger language—language that is
never heard in the amen corner of a
church, although this shouter fre-
quently snoozes in such corners on
Sundays. Well, it is the season for
dullness in the selling department of
every real estate agency. There is no
dullness in the rental departments, and
there will be none this side of Sep-
tember 1. There is no dullness in the
suburbs, for they are visited every day
by people who are on the outlook for
home sites in the hands of the out-
side districts, but they are in no hurry to
buy—they are just looking while the
suburbs have their best clothes on;
there is no dullness among the agents
who have business sites for sale, they
being busy enough showing investors
property and hanging deals on the
string to be consummated at the sum-
mer or early fall leisure of interested
parties. There was no dullness among
the auctioneers for they had a most
successful time in dispos-
ing of property at auction. There were
more than the usual number of auc-
tion sales and not a piece of property
that was not under the hammer was
taken in during the week. This does
not look like very much dullness.

That Tenth and Main Deal.
Quite a hue and cry was made about
the sale of the property at Tenth and
Main Street, when one of the papers
made a great splash about its being
the highest price property ever bought
in Richmond. That was true enough,
but it is no higher price than the same
property would have been brought
long ago if it had been on the market.
Indeed an agent told me yesterday
that he had an out-of-town client who
wanted the property, and he thinks
would have paid even a little more than
\$81,000 for it if he could have had a
chance to buy it. The agent who wrote
to Paul Bargamin about it, the nego-
tiations were on with W. L. Walters,
who later bought it, so there was nothing
done. Property on either side of
Main Street at the corner or near the
corner of Tenth will bring a great
much money to-morrow if it should
come on the market, simply because
it is worth it as an investment, but the
trouble is the owners, knowing a good
thing when they see it, and when they
have it, will not sell. More than four
years ago the northwest corner prop-
erty, directly opposite that which Mr.
Walters paid \$81,000 for could have
been sold for more than that amount.
The ground alone is worth \$11,000 now,
and the building is not quite so good,
and nearly five years ago a spot cash
offer equally as large as that paid the
Denouns was declined. True it was
good money paid for the property at
the southwest corner, but this was
sense a fancy price, and nothing to be
barring about.

Good Auction Sales.
The feature of last week's transac-
tions was the successful auction
sales. Elam & Fursten and N. W.
Bowe & Sons sold a part of the west
End vacant property of the estate of
Otway S. Allen at satisfactory figures,
which figures give an idea of the pres-
ent West End values. Monument Ave-
nue lots sold at this auction at \$200 per
foot, Park Avenue lots at from
\$85 to \$110 per foot, lots about West
Main and Allen Avenue for \$57.50 per
foot. The total sales of these Allen
estate grounds is \$1,110,000.
C. L. & H. E. Donohoe had several auc-
tion sales in various parts of the city,
and obtained satisfactory bids at each
and all of them. Other agents report
more than the usual success at auction
sales. As a chapter to this, the string
of announcements for auction sales for
this week is quite large.

Other Transactions.
The private sales were rather small
all of the week, except that much-talk-
ed-of \$18,000 deal at Tenth and Main,
and really that was made two or three
weeks ago. J. Thompson Brown &
Company had small sales aggregating
\$20,000. Amos & Fendler showed up
two very good deals that focused up
\$18,000. H. S. Wallerstein made
through agents three sales of Broad
Street property and fifteen lots in
Woodland Heights, but he withheld
all particulars. Pollard & Bagnall
sold the residence owned by A. J. Char-
ning at Ryland and Grace Streets for
\$15,000. W. E. Harris was the pur-
chaser. This firm also sold for Ralph